



Indiana Housing & Community Development Authority

**MINUTES AND MEMORANDA OF A MEETING
OF
THE BOARD OF DIRECTORS OF
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

Held: January 27, 2011

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority ("IHCDA" or "Authority") was held January 27, 2011 at 10:00a.m. at 30 South Meridian Street, Suite 1000, Indianapolis, Indiana 46204.

The following individuals were present at the meeting: Lu Porter, Chris Conner, Tom McGowan, Pat Gamble-Moore, David Miller, Kendra York and Sherry Seiwert (Executive Director for IHCDA), members of the staff of the Authority, and the general public.

David Terrell served as Chair of the meeting, and upon noting the presence of a quorum, called the meeting to order. Brandee Allen served as Secretary.

I. APPROVAL OF PRIOR MEETING MINUTES

A. December 16, 2010 Meeting Minutes

A motion was made by Chris Conner to approve the December 16, 2010 Meeting Minutes, and seconded by Pat Gamble-Moore; the following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held December 16, 2010, are hereby approved to be placed in the Minute Book of the Authority.

II. COMMUNITY DEVELOPMENT

A. IHCDA Strategic Funding Process Recommendations:

Chairman Terrell recognized Mike Recker and Jennifer Milliken who presented information regarding IHCDA's strategic funding process recommendations. IHCDA's strategic funding process includes the following phases:

1. Strategic Assessment – determines if the proposed development clearly fits into one of the five areas eligible for consideration.
2. Project Assessment – review of project sponsor's fiscal position as well as their current standing with IHCDA across all programs. Also includes review of activity specific application forms including proformas and underwriting.
3. Negotiation and Structuring – final budget amount and funding source, including any loan rates and terms as applicable.
4. Execution and Disbursement – award documents reviewed and returned. Release of Funds resulting in access to awarded funds.

Staff recommended five (5) developments for Board approval, as follows:

i. City of Alexandria Revitalization Efforts (CARE)

City of Alexandria

Project Summary:

The City of Alexandria is requesting \$100,000.00 to assist up to 12 homeowners with emergency repairs as documented by the local building inspector. If not addressed, the home's condition will create a health and safety hazard that could result in the resident no longer being able to live in the home. This request meets IHCD's emergency home repair funding option.

Project Name:	City of Alexandria Revitalization Efforts (CARE)
IHCDA Amount Requested:	\$301,740.00
CDBG-D Amount Recommended:	\$100,000.00
Total Project Costs:	\$100,000.00
Location:	City of Alexandria (Madison County)
Activity:	Owner-Occupied Rehabilitation
Number of Assisted Units:	12
Income Range:	100% at or below 80% AMI
Award Type:	Recoverable Grant
Funding Source:	Community Development Block Grant- Disaster Relief

The City requested more than the anticipated home repair costs because it wanted to undertake additional development beyond the repair. In evaluating the proposal, IHCD determined that this project was truly emergency home repair, rather than comprehensive community development.

Following discussion a motion was made by Chris Conner to approve the allocation of CDBG-D funding, in an amount not to exceed \$100,000.00, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by David Miller;

RESOLVED, that the Board approve the allocation of CDBG-D funding, in an amount not to exceed \$100,000.00, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

ii. City of Huntington

City of Huntington

Project Summary:

The City of Huntington is requesting \$400,000.00 to assist 20 homeowners within the Huntington Neighborhood Naturally Occurring Retirement Community with repairs to their homes. Repairs will include roof replacement, electrical work, furnace replace upgrades for handicapped accessibility, and energy efficient improvements such as windows. This project will address Aging in Place as 100% of the beneficiaries targeted will be 55 years of age and older, Aging & In-Home Services of Northeast Indiana will be providing accessibility improvement and supportive services assessments for each beneficiary of the program, and the Indiana Builders Association will be providing the required energy audits for the program.

Project Name:	Huntington Senior HR & I
IHCDA Amount Requested:	\$400,000.00
CDBG Amount Recommended:	\$400,000.00
Total Project Costs:	\$400,000.00
Location:	City of Huntington (Huntington County)
Activity:	Owner-Occupied Rehabilitation
Number of Assisted Units:	20
Income Range:	100% at or below 60% of AMI
Award Type:	Recoverable Grant
Funding Source:	Community Development Block Grant

Following discussion a motion was made by Pat Gamble-Moore to approves the allocation of CDBG funding, in an amount not to exceed \$400,000.00, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by Lu Porter;

RESOLVED, that the Board approves the allocation of CDBG funding, in an amount not to exceed \$400,000.00, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

iii. Urban Living Center

Harrison Center for the Arts (HCA)

Project Summary:

The Harrison Center for the Arts (HCA) is a 501(c)3 organization established in 2001. HCA has a history of supporting community development, most notably through founding Herron High School in 2005. HCA has become aware of the need to attract more people to live downtown, given the increased supply of homes and apartments being generated by the various Neighborhood Stabilization Program (NSP) projects. After much diligence, HCA developed the concept of the Urban Living Center (ULC).

ULC is a strategy to help attain a goal of the Indianapolis Regional Center Plan to increase population in the Indianapolis Regional Center by 40,000 people by the year 2020. The ULC's goal is to increase demand for housing in urban neighborhoods among potential residents, and provide a point-of-entry for a wide array of housing options for rent and for sale. The ULC would be a multi-dimensional effort:

- Storefront with a city gallery/resource café (the subject of this application).
- Events to attract and cross-pollinate targeted audiences.
- Incubate and sustain grassroots networks of neighborhood advocates.
- Marketing through advertising, social media, and website to inform and connect potential residents to home leasing/selling partners.

The ULC responds to the fact that the NSP projects are creating even more new/renovated households in the Regional Center, while there is not necessarily increased demand for those households. The ULC will partner with community development corporations who have NSP funds: King Park, Mapleton-Fall Creek, Indy East Asset Development, Englewood, and SEND.

Only \$125,000 is needed, and \$50,000 is being requested from IHCD. The ULC has \$50,000 from the City of Indianapolis and \$25,000 from the Clowes Foundation. Further, most of the award will go to hard cost (\$112,500); only a modest \$12,500 is proposed for soft costs and no developer fee is proposed. This investment could increase the likelihood of success of IHCD's NSP investment.

HCA has conducted significant research and outreach on this concept, beginning in March 2010. In addition to the CDCs and City of Indianapolis, they have held 100+ stakeholder meetings with the INHP, Indianapolis Downtown, Inc., MIBOR, IPS, Chamber of Commerce, IBJ, Urban Times, developers, realtors, utilities, churches, and residents. HCA has also visited similar projects in Baltimore, Pittsburgh, Cleveland and Chattanooga to determine best practices.

This request meets IHCD's comprehensive community development priority.

Project Name:	Urban Living Center
IHCD Amount Requested:	\$50,000
Development Fund Amount Recommended:	\$50,000
Total Project Costs:	\$125,000
Location:	Indianapolis, Marion County
Activity:	Neighborhood Revitalization
Award Type:	Recoverable Grant

Following discussion a motion was made by Tom McGowan to approve the allocation of Development Fund funding, in an amount not to exceed \$50,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by David Miller. The motion passed by majority vote, with one abstention from Pat Gamble-Moore who is the Vice President of Community and Customer Development at the Indianapolis Neighborhood Housing Partnership;

RESOLVED, that the Board approves the allocation of Development Fund funding, in an amount not to exceed \$50,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

iv. St. George Apartments

Partners in Housing Development Corporation	DR2H-09-115
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Project Summary:

In late 2009 the Board approved an award to Partners in Housing for the rehabilitation of the St. George Apartments. St. George will result in 58 units of Permanent Supportive Housing. At the time they applied for the award, Partners believed there was an unofficial cap on CDBG-D awards of approximately \$400,000, therefore they requested from IHCD only \$424,500 towards their total development costs of approximately \$2.6 million. The current commitment allows for rehabilitation to meet Housing Quality Standards. The additional request of \$340,000 will allow for installation of a high efficiency heating and cooling system. This change will decrease the project's operating costs devoted to electric bills and

therefore help ensure the project's financial stability and provide more funds available for case management for the residents in the Permanent Supportive Housing units.

Project Name:	St. George Apartments
Original Award	
IHCDA Amount Requested:	\$424,500
CDBG-D Amount Recommended:	\$424,500
Additional Request	
IHCDA Amount Requested:	\$340,000
CDBG-D Amount Recommended:	\$340,000
Award as Amended:	
IHCDA Amount Requested:	\$764,500
CDBG-D Amount Recommended:	\$764,500
Total Project Costs:	\$2,946,301
Location:	Indianapolis, Marion County
Activity:	Rental – Rehabilitation/ Permanent Supportive Housing
Number of Assisted Units:	58
Income Range:	100% at or below 50% AMI
Award Type:	Recoverable Grant

Following discussion a motion was made by Lu Porter to approve the allocation of CDBG-D funding, in an amount not to exceed \$340,000.00, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, that the Board approves the allocation of CDBG-D funding, in an amount not to exceed \$340,000.00, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

v. Hamilton County Area Neighborhood Development, Inc. (HAND)

Hamilton County Area Neighborhood Development, Inc. (HAND)

Project Summary:

HAND has requested a community housing development organization (CHDO) Operating Award of \$50,000 to help support their operations before and during the development of Pebble Brook Gardens, a project which the Board approved funding in December 2010. HAND is a CHDO in good standing and therefore staff is recommending approval of amount requested.

Project Name:	HAND CHDO Operating Award
IHCDA Amount Requested:	\$50,000.00
HOME Amount Recommended:	\$50,000.00

Award Type:

Grant

Funding Source:

HOME Investment Partnerships
Program

Following discussion a motion was made by Pat Gamble-Moore to approve the allocation of HOME funding, in an amount not to exceed \$50,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by David Miller;

RESOLVED, that the Board approves the allocation of HOME funding, in an amount not to exceed \$50,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

B. Recommendation for Energy Assistance Program File Monitoring Contract

Chairman Terrell recognized Taura Edwards who presented information regarding the recommendation for Energy Assistance Program (EAP) File Monitoring Contract. The Low Income Heating EAP is a block grant funded by the Department of Health and Human Services. This block grant allows the states to pass through federal funds to their local community action agencies so that the agencies can provide utility assistance to households at or below 150 percent of the federal poverty level. Indiana receives approximately \$70-80 million annually for this program, depending upon the allocation approved by Congress. Once the clients have received utility assistance from EAP, the client files are then transferred to the Weatherization Assistance Program for additional energy assistance. For the past two years, the community action agencies throughout the state have provided utility assistance to approximately 180,000 households each year.

Staff monitors approximately one percent of the files taken during client eligibility review and small random sampling of the agencies' fiscal files. In 2010, Katz, Sapper, and Miller, the external auditors for IHCD, suggested that the percentage of files reviewed be increased since the program has seen an increase in the number of households served through the program.

IHCD staff accepted the recommendation from the external auditors and increased the file review percentage to three percent. To ensure that the files were monitored efficiently and to fulfill this recommendation, IHCD staff decided to request proposals from the consulting firms, Engaging Solutions, Inc. and Hammer Legal Group, who currently assist with the Weatherization Assistance Program.

Engaging Solutions submitted a proposal with a total cost of \$150,000, or \$30 per file for 5,000 files (which is about 3% of the 2011-12 EAP allocation). Hammer Legal Group submitted a proposal with a total cost of \$250,000, or \$50 per file for 5,000 files.

Due to lower costs, IHCD staff recommended the Board approve the file monitoring contract to Engaging Solutions, Inc. for the 2011-12 EAP file monitoring review to conduct the file monitoring review for \$150,000, or a cost of \$30 per file for 5,000 files.

Following discussion a motion was made by David Miller to approve awarding the file monitoring contract for the 2011-12 EAP to Engaging Solutions, Inc. in an amount not to exceed \$150,000, as recommended by staff, which was seconded by Tom McGowan;

RESOLVED, that the Board approves awarding the file monitoring contract for the 2011-12 EAP to Engaging Solutions, Inc. in an amount not to exceed \$150,000, as recommended by staff.

C. Shelter Repair and Weatherization Program

Chairman Terrell recognized Paul Krievins who presented information regarding shelter repair and weatherization program which is a partnership between the Home Energy Conservation Program and the

Community Development department. This program will combine funds from three sources— Community Development Block Grant Supplemental Disaster Recovery Program (CDBG-D), Community Development Block Grant (CDBG), and the Home Energy Conservation (HEC) Program—to provide needed structural improvements and weatherization measures to shelters across the state. The shelters chosen for this program received Emergency Shelter Grant (ESG) funds from IHCD during the previous program year. The goal of the Shelter Repair and Weatherization Program is to reduce maintenance costs and energy burdens on shelters, thus allowing more money to be directed towards service delivery.

Weatherization staff released two Requests for Proposals (RFP) to procure an auditing firm and a contracting firm to undertake the activities necessary to alleviate the issues. The RFPs listed the size, number of buildings, utility type, and geographic region of each shelter participating in the program and outlined the potential structural and weatherization measures that could be conducted on each building. Respondents were asked to use this information to describe their capacity for handling the scale of this project, plan for maximizing efficiency, related experience, financial strength, and proposed budget. Respondents to the auditing services RFP listed their cost per audit per building, given the description of each shelter and its location geographically. Respondents to the contracting services RFP were asked to identify their profit and overhead charge as a percentage above the cost of labor and materials.

After reviewing each RFP proposal, IHCD staff proposed awarding a contract to Energy Conservation Solutions, Inc. for auditing services in the amount of \$338,568.81 in CDBG-D funds and \$31,091.16 in CDBG funds. IHCD staff also proposed awarding a contract to Thompson Thrift for contracting services in an amount not to exceed \$6,000,000 in CDBG-D funds and \$395,000 in CDBG funds. Staff informed the Board that IHCD had received an appeal from one of the applicants for the contracting services contract, and that it would resolve the appeal before entering into a contract with Thompson Thrift, if one were to be approved by the Board.

Following discussion a motion was made by Chris Conner to approve awarding a contract to Energy Conservation Solutions, Inc. for auditing services in a total not to exceed amount of \$419,659.97, consisting of an amount not to exceed \$388,568.81 in CDBG-D funds and an amount not to exceed \$31,091.16 in CDBG funds, as described in Attachment A, and as recommended by staff, which was seconded by Tom McGowan;

RESOLVED, that the Board approve awarding a contract to Energy Conservation Solutions, Inc. for auditing services in a total not to exceed amount of \$419,659.97, consisting of an amount not to exceed \$388,568.81 in CDBG-D funds and an amount not to exceed \$31,091.16 in CDBG funds, as described in Attachment A, and as recommended by staff.

Following discussion a motion was made by Tom McGowan to approve awarding a contract to Thompson Thrift for contracting services in a total not to exceed amount of \$6,395,000, consisting of an amount not to exceed \$6,000,000 in CDBG-D funds and \$395,000 in CDBG funds, as recommended by staff, which was seconded by David Miller;

RESOLVED, that the Board approves awarding a contract to Thompson Thrift for contracting services in a total not to exceed amount of \$6,395,000, consisting of an amount not to exceed \$6,000,000 in CDBG-D funds and \$395,000 in CDBG funds, as recommended by staff.

D. Indiana Association of Community Economic Development 2011-2013 Training Plan Funding Recommendation

Chairman Terrell recognized Cecelia Johnson-Powell who presented information regarding the Indiana Association for Community Economic Development (IACED) 2011-2013 Training Plan funding recommendation. Annually, IHCD provides funding for opportunities for training and technical assistance for IHCD grantees. Historically, IHCD has engaged IACED to design, development, implement and evaluate these trainings and to provide this industry-specific technical assistance to IHCD grantees upon request. IACED is the statewide nonprofit association for organizations who re-build distressed communities in Indiana through housing rehabilitation and construction, employment generating

activities, real estate development, industrial and small business development and social services. IACED promotes and supports its members' efforts through training, direct technical assistance, public policy advocacy, research and networking & communications.

In November 2010, IHCD put the training and technical assistance services contract out for bid. In the bid process, IHCD received three responses, which the Community Development Division of IHCD reviewed. Following review, staff identified IACED's as the best response.

Staff recommended the approval of a contract with IACED to provide training and technical assistance to meet the needs of the Indiana housing and community development industry.

Contract Date:	April 1, 2011 to December 31, 2012.
Requested Amount:	\$1,008,769.00
Recommended Amount:	\$991,849.00
Funding Source:	HOME Funds

Following discussion a motion was made by Kendra York to approve entering into a contract with IACED on the above-referenced terms to provide training and technical assistance to housing and community development entities in Indiana, as recommended by staff, which was seconded by Lu Porter;

RESOLVED, that the Board approves entering into a contract with IACED on the above-referenced terms to provide training and technical assistance to housing and community development entities in Indiana, as recommended by staff.

E. Indiana Association of Community Action Agencies 2011-2012 Training Plan Funding Recommendation

Chairman Terrell again recognized Cecelia Johnson-Powell who presented information regarding the Indiana Association of Community Action Agencies (INCAA) 2011-2012 Training Plan funding recommendation. As a state recipient of federal Community Services Block Grant (CSBG) funds, IHCD awards 90% of its \$10 million allocation directly to 23 state-designated community action agencies (CAAs), as required by law. The federal statutes governing the CSBG also require for recipients to provide training and technical assistance to CAAs to strengthen agencies programmatically and fiscally, and to build the capacity of these agencies to be responsive and impactful in their communities.

In November 2010, IHCD released a request for proposals for training and technical assistance services for the Community Action Agency network and required respondents to provide evidence of the ability to facilitate relevant, meaningful and substantive trainings as efficiently as possible and to provide proactive technical assistance to CAAs in transition.

INCAA submitted a training and technical assistance proposal that addresses leadership, professional certification, fiscal, programmatic and organizational needs, and includes technical assistance funds to support individual CAA needs. Staff recommended the approval of a contract with INCAA to provide training and technical assistance to meet the needs of the CAA network.

Contract Date:	February 14, 2011 to December 31, 2012.
Requested Amount:	\$706,200.00
Funding Source:	Community Services Block Grant Administration Funds

Following discussion a motion was made by Lu Porter to approve entering into a contract from February 14, 2011 through December 31, 2012 with Indiana Association of Community Action Agencies in an amount not to exceed \$706,200.00 to provide training and technical assistance to CAAs, as recommended by staff, which was seconded by Tom McGowan;

RESOLVED, that the Board approve entering into a contract from February 14, 2011 through December 31, 2012 with Indiana Association of Community Action Agencies in an amount not to exceed \$706,200.00 to provide training and technical assistance to CAAs, as recommended by staff.

III. COMMUNITY SERVICES

A. The Indiana Permanent Supportive Housing Institute

Chairman Terrell recognized Rodney Stockment who presented information regarding the Indiana Permanent Supportive Housing Institute. In February 2008, IHCD launched the Indiana Permanent Supportive Housing Initiative (IPSHI) that is focused on creating 1,400 units of supportive housing for long-term and chronically homeless individuals and families over the next six years. Strategically, IPSHI is designed to:

- Extend the reach of supportive housing to new communities;
- Increase the capacity and number of nonprofits providing supportive housing at the local level;
- Improve the connection between behavioral health services and housing systems;
- Reduce the number of individuals and families who are chronically homeless; and
- Improve the quality and cost-effectiveness of the homeless delivery system.

To meet these goals, IHCD partnered with the Corporation for Supportive Housing (CSH) to offer the Indiana Permanent Supportive Housing Institute as a tool for assisting communities to bring projects from concept to completion. During the past three years, thirty teams have participated in a six month, eighty hour training and technical assistance course with the goal of creating new permanent supportive housing projects throughout the State. Teams consisted of non-profit and/or for-profit developers; mental health, medical, and social service providers; and other local agencies serving individuals and families who are homeless.

CSH submitted a request for \$120,000 to fund the 2011 Indiana Supportive Housing Institute. CSH is working with IHCD and partners throughout the State to build the pipeline of new permanent supportive housing units in accordance with 2011 IPSHI work plan.

IHCD funds will be used to support up to ten teams participating in eleven training days and two all-day clinic visits from trainers. On the final training day, teams will present projects to funders. During the time between on-site clinic visits and training days, technical assistance and feedback will be provided by conference call and e-mail as needed. Specific expenses include: regional and national CSH staff time, training materials and binders, consultation, travel, institute training space and meals, hotels, food, and mileage for staff and trainers, toll-free conference calls, general training supplies, and copies and postage.

Following discussion a motion was made by Chris Conner to approve awarding the Corporation for Supportive Housing an amount not to exceed \$120,000 to fund the 2011 Indiana Supportive Housing Institute, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, that the Board approve awarding the Corporation for Supportive Housing an amount not to exceed \$120,000 to fund the 2011 Indiana Supportive Housing Institute, as recommended by staff.

B. Indiana Permanent Supportive Housing Initiative- Capital Funding

Chairman Terrell recognized Megan Maxwell who presented information regarding capital funding for the Indiana Permanent Supportive Housing Initiative (IPSHI). IHCD launched IPSHI in 2008 as a means to end long-term homelessness for families and individuals with severe mental illness or chronic drug and alcohol addictions. The initiative's goal is to develop a minimum of 1,400 units of permanent supportive housing across the state's fifteen Continuum of Care regions over the next six years.

In 2008, Housing Opportunities, Inc. completed the initiative. Housing Opportunities, Inc., serving Michigan City in LaPorte county, which completed IPSHI in 2008, proposes to develop thirty 1, 2 and 3

bedroom units for individuals and families who are experiencing homelessness in combination with severe mental illness and/or chronic substance abuse issues.

The total cost for this development will be \$2,526,700. Housing Opportunities has requested State HOME dollars in an amount not to exceed \$1,376,700. Housing Opportunities has received commitments from the HUD Supportive Housing Program for \$400,000 and the City of Michigan City CDBG for \$250,000. They anticipate applying for a \$500,000 grant from Federal Home Loan Bank of Indianapolis during the 2011 round.

Following discussion a motion was made by Tom McGowan to approve awarding Housing Opportunities, Inc. a recoverable grant in an amount not to exceed \$1,376,700.00 out of the HOME Investment Partnerships Program to develop 30 units of Permanent Supportive Housing in Michigan City, Indiana, as recommended by staff, which was seconded by David Miller;

RESOLVED, that the Board approve awarding Housing Opportunities, Inc. a recoverable grant in an amount not to exceed \$1,376,700.00 out of the HOME Investment Partnerships Program to develop 30 units of Permanent Supportive Housing in Michigan City, Indiana, as recommended by staff.

C. Community Development Block Grant- Disaster Funds- Permanent Supportive Housing

Chairman Terrell again recognized Megan Maxwell who presented information regarding Community Development Block Grant- Disaster Funds (CDBG-D) for Permanent Supportive Housing. In 2010, La Casa, Inc. completed the Indiana Supportive Housing Institute and is planning on developing thirty units of supportive housing by rehabilitating two buildings in Goshen. Through this project La Casa will be able to further IHCD's strategic goal of developing 1,400 units of permanent supportive housing and preserve a community asset for the city of Goshen.

La Casa, working with CSH, has developed a comprehensive pro forma for the two developments to insure sustainability. This pro forma includes purchasing and rehabilitating the Goshen Housing Authority building in two phases. (Normally, IHCD would fund acquisition and rehabilitation costs simultaneously. However, the Goshen Housing Authority was facing foreclosure of its office building and staff recommended funding this project in two phases: acquisition of the building using Development Funds set aside for permanent supportive housing projects and rehabilitation using CDBG -D funds.) LaCasa has identified rehabilitation costs for the Goshen Housing Authority building to be \$1,012,000.00

Staff recommended granting \$1,012,000 of the Community Development Block Grant-Disaster funds to LaCasa, Inc to rehabilitate the Goshen Housing Authority building to create 14 units of Supportive Housing and 1 unit of Affordable Housing in Goshen, Indiana.

Following discussion a motion was made by Kendra York to approve granting LaCasa, Inc. an amount not to exceed \$1,012,000.00 to rehabilitate the Goshen Housing Authority building to create 14 units of Supportive Housing and 1 unit of Affordable Housing in Goshen, Indiana, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, that the Board approve granting LaCasa, Inc. an amount not to exceed \$1,012,000.00 to rehabilitate the Goshen Housing Authority building to create 14 units of Supportive Housing and 1 unit of Affordable Housing in Goshen, Indiana, as recommended by staff.

IV. MULTIFAMILY

A. ARRA Update: 1602 Tax Credit Exchange Program and Tax Credit Assistance

Chairman Terrell recognized Jacob Sipe who presented an update to the Board regarding the award allocations of the 1602 Tax Credit Exchange Program (1602 Exchange Program) and the Tax Credit Assistance Program (TCAP). The American Recovery and Reinvestment Act of 2009 (ARRA) created two

provisions to enhance the Section 42 Rental Housing Tax Credit Program, which includes the 1602 Exchange Program and TCAP:

- The 1602 Exchange Program allows IHCDA to make direct equity investments into rental housing for families earning less than 60% of area median income, in exchange for tax credits already awarded for those projects. IHCDA receives equity at a rate of \$0.85/dollar of tax benefits from credits that are exchanged. For example, an exchange of \$100,000 in annual credits would generate \$850,000 in equity for investment in tax credit projects--\$100,000 per year x 10 years x \$0.85/dollar of benefits. Because of the tight credit market, the majority of projects awarded credits in 2008 have been unable to attract the necessary equity to complete the deals. IHCDA is to receive \$164,011,126 from the 1602 Exchange Program, through the US Department of Treasury.
- Through TCAP, HUD provides development subsidy that may only be used for capital investment in Rental Housing Tax Credit projects awarded credits at any time from 2007 to 2009, at any stage of development. These funds help individual projects to close funding gaps created by such factors as the fall in tax credit equity pricing, or increased holding costs as a result of project delays. IHCDA received \$38,048,333 in TCAP funds from HUD.

Mr. Sipe presented to the Board spreadsheets the 1602 Exchange Program and TCAP projects, attached hereto as Exhibits A and B, approved by the IHCDA Allocation Committee. The Board delegated final approval authority for 1602 Exchange Program projects to staff in its July, 2009 meeting.

No action was required, as this was an update to the Board on delegated authority for expending ARRA funds.

V. EXECUTIVE

A. Report of Delegation

Chairman Terrell recognized Sherry Sciwert who updated the Board on contracts which fell under the Board's delegation of authority to staff. On February 26, 2009 the IHCDA Board authorized the Executive Director to take all action necessary to obtain, accept and begin distributing ARRA funds, if those actions are approved by the Stimulus Panel and are recommended by the executive management committee created for this purpose. On July 23, 2009 the IHCDA Board also approved a Delegation Policy by which the Board delegated certain decision-making authority to the Executive Director. On October 28, 2010, the IHCDA Board approved revising the 2009-2010 Delegation Policy. The Executive Director has approved the items mentioned below:

Month	Department	Program	Vendor	Action Taken	Amount	Purpose
December	Community Development	Weatherization	ICAP	New contract	\$512,617.28	Reassignment of ARRA funding originally allocated to ACTION for 2010 (board approved 5.27.10)
December	Community Development	Weatherization	Roeing	Amendment #2 Renewal #2	\$158,400.00	ARRA Technical Services contract for the upgrade and maintenance of IWAP software.
December	Community Development	Weatherization	Saturn	Amendment #3	Increased to \$38,800	ARRA Auditor training services, added two additional training classes to the contract.
December	Community Development	Weatherization	Ivy Tech	Amendment #4	No change	ARRA Amendment to realign budget line items
December	General	Various	Social Serve	Renewal #1 Amendment #1	\$66,000.00	Provide website management services to maintaining, modifying and administering the IndianaHousingNow.org web-site
December	Multifamily	Tax Credits	Tikjian Associates	Renewal #2	N/A	List, market and sell multi-family rental housing tax credit developments under the Qualified Contract Provisions
December	Community Development	HOME	IACED	Renewal #1 Amendment #1	\$164,473.65 (roll over from previous contract)	Training and technical assistance for the HOME program
December	General	Various	Roeing	Renewal #1 Amendment #2	\$158,400.00	Training and technical assistance for the HEC (ARRA) Program
December	Single Family	HHF	Chad Dickerson	New contract	\$50,000.00	Contract attorney for HHF
December	Single Family	HHF	Bank of New York Mellon	New contract	N/A	Entered into account control agreement for bank account in which HHF funds will be held, as required by Treasury.
December	Single Family	HHF	Multiple	Hiring	N/A	Hired one HHF Coordinator and one HHF Underwriter

No action was required, as this was an update to the Board on delegated authority.

VI. FINANCE

A. Loan Deficiency Guaranty Pilot Program

Chairman Terrell recognized Larry Grubbs who presented information regarding the Loan Deficiency Guaranty Pilot Program. IHCD provides financing for the acquisition, construction or rehabilitation of affordable, multifamily housing. In most cases, funding provided by IHCD does not cover the total financing required, especially for larger apartment projects.

In 2010, IHCD received two requests for guarantys. The Board approved a construction loan guaranty to KeyBank for National Apartments at the August, 2010, meeting. The developer was able to close on a HUD construction/permanent mortgage, so the guaranty was not needed.

Another request for guaranty was received in mid-August, at which time staff decided to develop a formal pilot program before proceeding with another Board request. Over the past few months, staff researched this topic extensively, examining the policies of commercial banks, USDA Rural Development, the Small Business Administration and the Indiana Economic Development Corporation. Discussions were conducted with developers and the president of a major national multifamily mortgage banker.

As a result, staff prepared the Loan Deficiency Guaranty Pilot Program Guide for Board review, attached as Exhibit C. Guaranties made under the pilot program would be fully backed by funds reserved from various programs where this activity is permitted. Those programs currently include the Affordable Housing and Community Development Fund and HOME. Staff recommended approval of the Loan Deficiency Guaranty Pilot Program for a period of 24 months under the terms outlined in the policy. Staff will report results of the pilot program on a quarterly basis.

Following discussion a motion was made by Tom McGowan to approve the Loan Deficiency Guaranty Pilot Program, as recommended by staff, which was seconded by Chris Conner;

RESOLVED, the Board approves the Loan Deficiency Guaranty Pilot Program, as recommended by staff.

B. The McCurdy Hotel/Van Orman Apartments Loan Guaranty

Chairman Terrell again recognized Larry Grubbs who presented information regarding the McCurdy Hotel/Van Orman Apartments Loan Guaranty. Built on the Evansville riverfront, the McCurdy Hotel opened for business in June, 1917, and was later operated as the Van Orman Hotel. Business declined in the late 1960s and the hotel fell into bankruptcy, closing its doors in March, 1969. Recognizing its architecture and historic significance, the McCurdy was listed on the National Register of Historic Places in 1982.

The land where the hotel stands was owned by a family trust that had granted the original developer a 99 year lease. This ownership structure made selling the building and the land difficult. That issue was resolved in 2004, opening the door to consideration by interested developers including City Centre Properties, LLC (CCP).

The City of Evansville executed an agreement with CCP in October, 2007, providing up to \$900,000 in economic development funds to facilitate acquisition and renovation of the hotel. Additionally, the City has committed \$72,000 to be used as interest subsidy, has approved tax abatement for the project and will provide 50 additional parking spaces.

CCP has obtained financing commitments from several sources, including \$2,105,000 in historic tax credits and an \$8,188,000 HUD guaranteed permanent loan. Fifth Third Bank's CDC has agreed to purchase the historic tax credits and the bank provided a \$1,683,862 equity bridge loan. Once that loan is

repaid, CCP will have approximately \$331,000 in tax credits available for additional financial support or to use in attracting commercial tenants.

CCP closed on the purchase of the McCurdy Hotel in November, 2008. Progress has been delayed due to a number of factors, including relocation of the Riverwalk tenants, the economic downturn and the length of time required to obtain mortgage approval through HUD.

After being notified of the HUD mortgage approval in July, 2010, Fifth Third Bank required a guaranty in order to renew the equity bridge loan that was maturing in November (since extended to February). The guaranty requirement was unexpected since all financing was finally in place and CCP was ready to proceed with the renovation. The McCurdy/Van Orman Apartments project is ready to proceed, subject to receipt of the guaranty required by Fifth Third Bank.

Staff recommended providing a guaranty for the Fifth Third Bank equity bridge loan in an amount not to exceed the lesser of \$500,000 or 50% of the deficiency after liquidation of all collateral and call of all prior guaranties. The term of IHCD's guaranty will not exceed the lesser of 36 months or payoff of Fifth Third Bank's equity bridge loan. IHCD will collect a fee equal to 1.50% of the amount of the guaranty upon execution, and a servicing fee of .50% due at each anniversary of the guaranty. The guaranty will be backed by restricting \$500,000 of the Affordable Housing and Community Development Fund. In exchange for a guaranty by IHCD, CCP has agreed to reserve 17 apartments for tenants whose incomes are equal to or less than 80% of the area median income.

Following discussion a motion was made by Tom McGowan to approve guarantying an equity bridge loan made by Fifth Third Bank on behalf of City Centre Properties, LLC, as recommended by staff, which was seconded by Lu Porter;

RESOLVED, the Board approves guarantying an equity bridge loan made by Fifth Third Bank on behalf of City Centre Properties, LLC on the above-referenced term, as recommended by staff.

VII. SINGLE-FAMILY

A. Indiana Foreclosure Prevention Network/Hardest Hit Fund Volunteer Program

Chairman Terrell again recognized Cecelia Johnson-Powell who presented information regarding the Indiana Foreclosure Prevention Network/Hardest Hit Fund (HHF) Volunteer Program. In early November 2010, representatives from IHCD met with the Office of Faith-Based and Community Initiatives staff to discuss HHF, which is financed through the U.S. Department of the Treasury's Troubled Asset Relief Program. The federal government has made HHF program funds available to states with "sustained unemployment rates above the national average over the last 12 months." Indiana is one of 18 states to receive these funds and will offer one-time assistance to Hoosiers "who, through no fault of their own, are also in need of help to bring their mortgage current when assistance commences."

To qualify for partial mortgage payment assistance, participants must engage in either IHCD approved training or education that may lead to re-employment or structured volunteer activities. IHCD estimates 16,000 to 18,000 individuals will be eligible to participate in HHF, and that between 8,000 and 13,500 people, will likely select volunteer activities.

IHCD will partner with the OFBCI to develop, fund and administer HHF structured volunteer activities via volunteer centers in 12 regions throughout Indiana. IHCD expects these volunteer centers to manage the HHF participants who choose to participate in structured volunteer activities between March 1, 2011 and December 31, 2013.

OFBCI will fund and administer all volunteer program awards. Additionally, the OFBCI will establish policies and procedures for the program including, but not limited to, the certification of volunteer hours, criminal history background checks for those who serve vulnerable populations, and regular monitoring, etc.

Staff recommended the approval of a memorandum of agreement from February 1, 2011 through December 31, 2013 with the OFBCI to implement, manage and evaluate the IFPN/HHF volunteer program in an amount not to exceed \$2,553,350.

Contract Date: February 1, 2011 to December 31, 2013
Contract Recipient: Office of Faith-Based and Community Initiatives
Requested Amount: \$2,553,350
Funding Source: Housing Finance Agency Hardest Hit Fund

Staff also recommended the approval of a contract from February 1, 2011 through January 31, 2012 with Volunteer Match to purchase and develop a statewide volunteer database for an amount not to exceed \$40,000, with options to renew the contract for two (2) additional years.

Contract Date: February 1, 2011 through January 31, 2012
Contract Recipient: Volunteer Match, Inc.
Requested Amount: \$40,000
Funding Source: Housing Finance Agency Hardest Hit Fund

Following discussion a motion was made by Lu Porter to approve entering into a memorandum of agreement from February 1, 2011 through December 31, 2013 with OFBCI in an amount not to exceed \$2,553,350 and on the above-referenced terms to fund the administration, evaluation and program delivery costs associated with the IFPN/HHF Volunteer Program, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, the Board approves entering into a memorandum of agreement from February 1, 2011 through December 31, 2013 with OFBCI in an amount not to exceed \$2,553,350 and on the above-referenced terms to fund the administration, evaluation and program delivery costs associated with the IFPN/HHF Volunteer Program, as recommended by staff.

Following discussion a motion was made by Kendra York to approve entering into a contract from February 1, 2011 through December 31, 2012 with Volunteer Match, Inc., to purchase and develop a volunteer database for the IFPN/HHF Volunteer Program, as recommended by staff, which was seconded by Pat Gamble-Moore;

RESOLVED, the Board approves entering into a contract from February 1, 2011 through December 31, 2012 with Volunteer Match, Inc., to purchase and develop a volunteer database for the IFPN/HHF Volunteer Program, as recommended by staff.

VIII. ACCOUNTING

A. 2011 Budget for Salaries and Benefits

Chairman Terrell recognized Ike Levy who presented information regarding 2011 Budget for Salaries and Benefits. The Board passed the IHCD budget for 2011 on December 16, 2010. Subsequently, the Governor authorized State agencies to give pay increases to State employees in accordance with 2010 performance reviews. IHCD would like to give raises to its employees consistent with the guidelines issued pursuant to the Governor's announcement.

IHCD would propose to give the raises, but it is not proposing to amend the 2011 budget at this time. Staff will monitor the budget through the first two quarters of the year, and if it appears that the raises could put the agency over budget in the Salaries and Benefits areas, staff will return to the Board with a request to increase the budget and a plan for funding the increase.

Following discussion a motion was made by Pat Gamble-Moore to approve awarding salary increases to IHCD employees in accordance with the guidance issued by the Governor of the State of Indiana, as recommended by staff, which was seconded by David Miller;

RESOLVED, the Board approves awarding salary increases to IHCD employees in accordance with the guidance issued by the Governor of the State of Indiana, as recommended by staff.

IX. OTHER BUSINESS

Chairman Terrell inquired if there was any new or additional business to come before the Board prior to its adjournment. There being no further business the meeting was adjourned at 11:55 a.m.

Respectfully Submitted,



David Terrell, as designee of
Lt. Governor, Becky Skillman

ATTEST:


Sherry Sciwert

Exhibit A

1602 Exchange Applications and Awards as of January 19, 2011

Applicant #	Award #	Development Name	Closed	Ext.	Request Amount	Awarded Amount	FSA	City	County	Units	Owner	Developer
2009-TCE-030	IN 09-08400	Stonegate Village Apartments	x		\$ 3,810,953	\$ 3,324,007.00		New Castle	Henry	122	Stonegate Village New Castle, LLC	Western Region Mortgage Housing Corp
2009-TCE-031	IN 09-08401	Marshall Place	x		\$ 5,412,408	\$ 5,412,408.00	City Real Estate Advisors Inc	Portland	Ilw	35	Keller Development, Inc.	Keller Development, Inc.
2009-TCE-032	IN 09-08402	Edwards Estates	x		\$ 5,631,849	\$ 5,461,174.49	City Real Estate Advisors Inc	Portland	Ilw	35	Keller Development, Inc.	Keller Development, Inc.
2009-TCE-033	IN 09-08403	Brentwood Greene	x		\$ 6,532,270	\$ 6,532,270.00	City Real Estate Advisors Inc	Rockton	Alam	60	Brentwood Greene LLC	The Vista Group, LLC
2009-TCE-034	IN 09-08404	Trail Ridge Apartments Phase II	x		\$ 2,250,653	\$ 2,250,653.00	City Real Estate Advisors Inc	Columbia City	Whitely	28	Trail Ridge II, LLC	Wink 3, Development, LLC
2009-TCE-035	IN 09-08405	Maple Court Place	x		\$ 6,828,516	\$ 6,828,516.00	City Real Estate Advisors Inc	Goshen	Whitely	60	Maple Court Place, LLC	Housing Directors LLC, Maple Leaf Development Corp
2009-TCE-036	IN 09-08406	Lake Lane Apartments	x		\$ 3,057,301	\$ 3,057,301.00	City Real Estate Advisors Inc	Bluffton	Whitely	30	Lake Lane LLC	Wink 3, Development, LLC
2009-TCE-037	IN 09-08407	Serenity Lakes Senior Independent Living Facility	x		\$ 9,618,362	\$ 9,618,362.00	City Real Estate Advisors Inc	Gary	Lake	100	Serenity Lakes Senior, LLC	Darvall LLC
2009-TCE-038	IN 09-08408	Mapleton Properties	x		\$ 1,912,277	\$ 1,849,277.00	Great Lakes Capital Fund	Indianapolis	Marion	50	Mapleton Properties, LLC	Mapleton Properties, LLC
2009-TCE-039	IN 09-08409	Hopside Senior Community II	x		\$ 2,187,464	\$ 2,187,464.00	Great Lakes Capital Fund	Indianapolis	Marion	35	Hopside 2009 LP	Oasis Christian Community Development Corporation
2009-TCE-040	IN 09-08410	Autumn Ridge Apartments II	x		\$ 1,776,219	\$ 1,776,219.00	Great Lakes Capital Fund	Corydon	Harrison	24	Blue River Autumn Ridge II, LLC	Blue River Services, Inc.
2009-TCE-041	IN 09-08411	Last River Place II	x		\$ 4,321,230	\$ 4,119,215.00	Great Lakes Capital Fund	Orland	Harrison	16	Hopside Upgrades Last River II, LLC	Hopside Upgrades Economic Development Corporation
2009-TCE-042	IN 09-08412	Cedar Trace	x		\$ 6,552,720	\$ 6,552,720.00	Great Lakes Capital Fund	Evansville	Orange	75	Cedar Trace LLC	Horner Development Services, Inc.
2009-TCE-043	IN 09-08413	Overlook Villas	x		\$ 6,855,000	\$ 6,855,000.00	Great Lakes Capital Fund	Columbia City	Whitely	35	TUX Holding LLC	TUX Holdings, LLC
2009-TCE-044	IN 09-08414	Washington Dunbar Homes	x		\$ 1,780,636	\$ 1,780,636.00	Great Lakes Capital Fund	South Bend	St. Joseph	80	South Bend Heritage Properties LLC	South Bend Heritage Foundation, Inc.
2009-TCE-045	IN 09-08415	Mint Valley Manor	x		\$ 4,880,230	\$ 4,880,230.00	Great Lakes Capital Fund	North Judson	St. Joseph	24	Mint Valley 2008, LLC	Property Group of Argento Fund, LLC
2009-TCE-046	IN 09-08416	Great Oak Apartments	x		\$ 6,994,436	\$ 6,994,436.00	House Investments	Monticello	White	35	Great Oak LLC	Vision Communities Inc, Rightway Capital Development, LLC
2009-TCE-047	IN 09-08417	Willow Manor Senior Apartments	x		\$ 7,087,277	\$ 7,087,277.00	House Investments	Nashville	Brown	65	Willow Manor Senior Apartments, LLC	Real America Development, LLC
2009-TCE-048	IN 09-08418	Terrace Ridge Apartments	x		\$ 3,710,436	\$ 3,710,436.00	House Investments	Angola	Stauben	54	Terrace Ridge Apartments, LLC	Terrace Associates, LLC
2009-TCE-049	IN 09-08419	Prairie Meadows	x		\$ 3,843,056	\$ 3,843,056.00	House Investments	Greenfield	Hamilton	54	Terrace Ridge Apartments, LLC	Pector Development Services LLC
2009-TCE-050	IN 09-08420	Franklin Cove	x		\$ 2,168,859	\$ 2,174,689.00	House Investments	Indianapolis	Marion	100	Pector Investments-2007-01 LP	Pector Development Services LLC
2009-TCE-051	IN 09-08421	Bluefield Park	x		\$ 2,087,059	\$ 2,087,059.00	House Investments	Indianapolis	Marion	95	Pector Investments-2008-001 LP	Pector Development Services LLC
2009-TCE-052	IN 09-08422	West North Apartments	x		\$ 5,068,489	\$ 4,471,155.00	House Investments	Indianapolis	Marion	58	Nine North LP	Hemmer and Little Properties, Inc.
2009-TCE-053	IN 09-08423	Park Place Apartments	x		\$ 1,473,324	\$ 1,473,324.00	House Investments	Indianapolis	Marion	79	Park Place Housing Partners, LP	Crescent Development, LLC
2009-TCE-054	IN 09-08424	707 North	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	40	707 North LP	The Wheatland Group LP
2009-TCE-055	IN 09-08425	Central Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	88	Community Housing Concepts Central Apartments LLC	Steady Properties LLC
2009-TCE-056	IN 09-08426	Hunting Place at Parkway	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	75	Hunting Place at Parkway, LP	Steady Properties LLC
2009-TCE-057	IN 09-08427	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	35	Shannon Glen Apartments, LP	Columbus Place, LLC
2009-TCE-058	IN 09-08428	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	144	Shannon Glen Apartments, LP	Kubikburg Development Co., LLC
2009-TCE-059	IN 09-08429	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	57	Gary Property Development LP	Gary Property Development, LLC
2009-TCE-060	IN 09-08430	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-061	IN 09-08431	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-062	IN 09-08432	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-063	IN 09-08433	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-064	IN 09-08434	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-065	IN 09-08435	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-066	IN 09-08436	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-067	IN 09-08437	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-068	IN 09-08438	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-069	IN 09-08439	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-070	IN 09-08440	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-071	IN 09-08441	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-072	IN 09-08442	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-073	IN 09-08443	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-074	IN 09-08444	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-075	IN 09-08445	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-076	IN 09-08446	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-077	IN 09-08447	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-078	IN 09-08448	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-079	IN 09-08449	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-080	IN 09-08450	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-081	IN 09-08451	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-082	IN 09-08452	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-083	IN 09-08453	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-084	IN 09-08454	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-085	IN 09-08455	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-086	IN 09-08456	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-087	IN 09-08457	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-088	IN 09-08458	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-089	IN 09-08459	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-090	IN 09-08460	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-091	IN 09-08461	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-092	IN 09-08462	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-093	IN 09-08463	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-094	IN 09-08464	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-095	IN 09-08465	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-096	IN 09-08466	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-097	IN 09-08467	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-098	IN 09-08468	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-099	IN 09-08469	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-100	IN 09-08470	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-101	IN 09-08471	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-102	IN 09-08472	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-103	IN 09-08473	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-104	IN 09-08474	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-105	IN 09-08475	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-106	IN 09-08476	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-107	IN 09-08477	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-108	IN 09-08478	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-109	IN 09-08479	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-110	IN 09-08480	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-111	IN 09-08481	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-112	IN 09-08482	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-113	IN 09-08483	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-114	IN 09-08484	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-115	IN 09-08485	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-116	IN 09-08486	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-117	IN 09-08487	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-118	IN 09-08488	Shannon Glen Apartments	x		\$ 1,431,053	\$ 1,431,053.00	House Investments	Indianapolis	Marion	84	Shannon Glen Apartments, LP	Shannon Development, LLC
2009-TCE-119												

Exhibit A
1602 Exchange Applications and Awards as of January 19, 2011

2009 TCE 060	IN-10-08700	Milwaukee Pointe		\$	\$	2,360,000	\$	2,285,000	00	GLCF - Asset Mgr.	Greencastle	Purcum	31: Milwaukee Pointe, LP	MY Partners, LLC
2009 TCE 061	IN-10-07900	Westford on Bishop's Pond	x	\$	\$	1,804,961	\$	1,616,045	00		Indianapolis	Marion	35: Westford on Bishop's Pond, LP	The Whittier Group LLC
2009 TCE 062	IN-10-07900	Lamington Manor of Brazil	x	\$	\$	258,815	\$	250,815	00		Brazil	Clay	40: Brazil Housing Associates, LP	MACD Development LLC
2009 TCE 063	IN-10-08000	Lamington Manor of Mount Vernon	x	\$	\$	209,283	\$	209,283	00		Mount Vernon	Posey	32: Mount Vernon Properties, LP	MACD Development LLC
2009 TCE 064	IN-10-09100	Sant Manor Apartments	x	\$	\$	4,794,595	\$	4,794,595	00		Fort Wayne	Allen	158: Community House of Concepts Gary Manor LLC	State Properties LLC
2009 TCE 065	IN-10-09200	East Central Towers	x	\$	\$	1,793,327	\$	1,793,327	00		Fort Wayne	Allen	167: Community House of Concepts East Central LLC	State Properties LLC
2009 TCE 066	IN-10-09300	Carleton Crossing	x	\$	\$	1,873,720	\$	1,873,720	00		Huntertown	Allen	152: Carleton Crossing LP	Keller Development, Inc
2009 TCE 067	IN-10-09400	Covered Bridge Apartments	x	\$	\$	550,438	\$	350,688	00		Indianapolis	Daniels	24: Covered Bridge Apartments LP	Four Rivers Real Estate Services, Inc.
2009 TCE 068	IN-10-09500	Westford on the Park	x	\$	\$	2,433,469	\$	2,433,469	00		Indianapolis	Marion	40: Westford on the Park LP	The Whittier Group LLC
2009 TCE 069	IN-10-09600	Preston Pointe Apartments	x	\$	\$	2,597,060	\$	2,612,569	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 070	IN-10-09700	Prattville Apartments	x	\$	\$	2,597,060	\$	2,612,569	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 071	IN-10-09800	Noble Manor Village Apartments	x	\$	\$	988,000	\$	867,500	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 072	IN-10-09900	Bison Pointe Apartments	x	\$	\$	2,007,000	\$	606,367	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 073	IN-10-10000	West York Redevelopment	x	\$	\$	2,895,982	\$	2,689,113	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 074	IN-10-10100	Stoughton Senior Community	x	\$	\$	1,638,637	\$	1,568,579	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 075	IN-10-10200	Lawrence Village Senior Residence	x	\$	\$	1,261,640	\$	1,109,368	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 076	IN-10-10300	Newbury Pointe II	x	\$	\$	1,225,883	\$	1,225,883	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 077	IN-10-10400	Clay Crossing Senior Villas	x	\$	\$	2,067,659	\$	1,853,659	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 078	IN-10-10500	Forest Hills of Brown County	x	\$	\$	2,075,684	\$	2,364,285	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 079	IN-10-10600	Shades Crossing	x	\$	\$	1,784,341	\$	1,597,258	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 080	IN-10-10700	Rushville Commons Apartments	x	\$	\$	869,167	\$	789,444	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 081	IN-10-10800	Reflections at Bluestone Senior Housing Campus	x	\$	\$	1,902,645	\$	1,662,193	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 082	IN-10-10900	Reflections at Bluestone Senior Housing Campus	x	\$	\$	1,902,645	\$	1,662,193	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 083	IN-10-11000	Sheld Manor Apartments	x	\$	\$	1,161,840	\$	1,161,840	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 084	IN-10-11100	Sheld Manor Apartments	x	\$	\$	1,161,840	\$	1,161,840	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 085	IN-10-11200	Sheld Manor Apartments	x	\$	\$	1,161,840	\$	1,161,840	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 086	IN-10-11300	Chapelle Park Senior Apartments	x	\$	\$	1,577,444	\$	1,509,758	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 087	IN-10-11400	Ivy Lane Apartments	x	\$	\$	933,517	\$	855,026	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 088	IN-10-11500	Country Place Apartments	x	\$	\$	618,942	\$	538,134	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 089	IN-10-11600	Avon Senior	x	\$	\$	1,900,000	\$	1,237,667	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 090	IN-10-11700	Lebanon Pointe	x	\$	\$	1,900,000	\$	1,237,667	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 091	IN-10-11800	East Village at Avondale	x	\$	\$	5,884,909	\$	5,884,909	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 092	IN-10-11900	Adams County Rural Rental Rehab	x	\$	\$	1,123,864	\$	718,952	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 093	IN-10-12000	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 094	IN-10-12100	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 095	IN-10-12200	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 096	IN-10-12300	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 097	IN-10-12400	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 098	IN-10-12500	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 099	IN-10-12600	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 100	IN-10-12700	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 101	IN-10-12800	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 102	IN-10-12900	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 103	IN-10-13000	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 104	IN-10-13100	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 105	IN-10-13200	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 106	IN-10-13300	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 107	IN-10-13400	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 108	IN-10-13500	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 109	IN-10-13600	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 110	IN-10-13700	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 111	IN-10-13800	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 112	IN-10-13900	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 113	IN-10-14000	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 114	IN-10-14100	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 115	IN-10-14200	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 116	IN-10-14300	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 117	IN-10-14400	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 118	IN-10-14500	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 119	IN-10-14600	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 120	IN-10-14700	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 121	IN-10-14800	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 122	IN-10-14900	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 123	IN-10-15000	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 124	IN-10-15100	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 125	IN-10-15200	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 126	IN-10-15300	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 127	IN-10-15400	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 128	IN-10-15500	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 129	IN-10-15600	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 130	IN-10-15700	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 131	IN-10-15800	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 132	IN-10-15900	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 133	IN-10-16000	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 134	IN-10-16100	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 135	IN-10-16200	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 136	IN-10-16300	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 137	IN-10-16400	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 138	IN-10-16500	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 139	IN-10-16600	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 140	IN-10-16700	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 141	IN-10-16800	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 142	IN-10-16900	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 143	IN-10-17000	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 144	IN-10-17100	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 145	IN-10-17200	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 146	IN-10-17300	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 147	IN-10-17400	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 148	IN-10-17500	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 149	IN-10-17600	Westgate Apartments	x	\$	\$	85,183	\$	65,183	00		Indianapolis	Marion	76: Preston Pointe, LP	Equal Development, LLC
2009 TCE 150	IN-10-17700	Westgate Apartments	x	\$	\$	85,183	\$							

Exhibit B

TCAP Applications and Awards as of January 19, 2011

Applicant #	Award #	Development Name	Request Amount	Awarded Amount	City	County	Units	Owner	Developer
2009-TCAP-001	TCAP-09-001	707 North	\$ 9,215,595	\$ 9,215,595	Indianapolis	Marion	40	707 North LP	The Whitsett Group LP
2009-TCAP-002	TCAP-09-006	Twin Hills and Blackburn	\$ 6,000,000	\$ 6,000,000	Indianapolis	Marion	307	TH and B, LP	PAH, IHA
2009-TCAP-003	TCAP-09-007	Laurelwood and Rowney	\$ 6,000,000	\$ 6,000,000	Indianapolis	Marion	231	L and R Housing, LP	PAH, IHA
2009-TCAP-004	TCAP-09-004	Stonegate Village	\$ 3,801,719	\$ 3,801,719	New Castle	Henry	122	Stonegate Village New Castle LLC	Western Region Nonprofit Housing
2009-TCAP-005		Dalton Apartments	\$ -	\$ -	Gary	Lake	0	Gary Progress Development LP	Gary Progress Development LLC
2009-TCAP-006	TCAP-09-002	Wexford of Michigan City	\$ 4,227,649	\$ 4,227,649	Michigan City	La Porte	44	Wexford of Michigan City, LP	The Whitsett Group LP
2009-TCAP-007	TCAP-09-003	Nine North Apartments	\$ 3,702,948	\$ 3,465,240	Richmond	Wayne	58	Nine North, L.P.	Herman & Kittle Properties, Inc.
2009-TCAP-008	TCAP-09-005	Northtown Village Townhomes	\$ 5,939,305	\$ 5,338,130	East Chicago	Lake	50	Northtowne Village Townhomes II, LP	The Community Builders, Inc.
Total Request:			\$ 38,887,216	\$ 38,048,333					
Total HUD TCAP Allocation:				\$ 38,048,333					
Remaining:				\$ -					
							852		